

2/40 Marine Parade, St Kilda, Vic 3182

NICK JOHNSTONE

Unit For Sale

Friday, 22 December 2023

2/40 Marine Parade, St Kilda, Vic 3182

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



Nick Johnstone



Jack Johnstone
0426241841

AUCTION SATURDAY 17 FEBRUARY AT 2PM

Perfectly blending timeless appeal with contemporary style & absolute livability, this stunning ground floor residence is one of only four, directly opposite the beach with tantalizing bay & marina glimpses. Step into a true sanctuary where tranquility and security converge to present an exceptional opportunity for an easy-care and unparalleled lifestyle. Beyond the 'pretty as a picture' façade, and landscaped courtyard, the abode unfolds with soaring ceilings, hardwood floors, superior quality fit outs throughout, generous room dimensions and gloriously light filled spaces. The open plan living & dining zone is overlooked by an entertainer's kitchen with wrap around Corian benchtops, Siemens gas & induction cooktop, AEG convection, microwave & steam ovens, AEG tilt drawer dishwasher & two integrated Liebherr fridges/freezers. Highlighting three oversized bedrooms (each with BIRS), the master-suite features an ornate fireplace, built-in robes and a luxury ensuite/bathroom with heated floor, freestanding tub, rain shower and heated towel rails. Second bedroom with built in robes, central family bathroom with heated towel rail. Third bedroom with built in robes and access to the rear courtyard. Zoned to the rear, an additional living space/home office flows through to the rear courtyard, seamlessly blurring the lines between inside and out. Classic plantation shutters bestow charm alongside modern conveniences such as a cleverly concealed European laundry with extensive storage, video intercom, alarm, split system heating & cooling, opulent pendant lighting, hardwood framed, double glazed windows and doors, remote operated dual roller blinds in the living room, remote controlled programmed sprinkler system (front and back courtyards) and rear dead end street access with secure, undercover off-street parking for one car, and additional shared visitor parking for another two. This prime positioned residence is in close proximity to the area's finest iconic locations such as the Peanut Farm, Luna Park, Melbourne's golden beaches, a 5-minute walk through a park to Acland Street, and everything special about both St Kilda and bayside living as your new front garden. At a glance...· Three-bedroom, single level residence· Alfresco courtyard with marina & sea vistas, perfect for entertaining· Open plan living, dining & kitchen with top of the range appliances and Corian benchtops· Three large bedrooms, 2 with access to a luxury ensuite· Second living zone/home office· European Laundry· Rear courtyard/off street parking for one car -dead end street access· Split system heating and coolingProperty Code: 2808